

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| |
|-----------------------|
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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Rockhill Neighborhood

AND/OR COMMON

Rockhill Neighborhood

2 LOCATION

STREET & NUMBER

Boundaries as shown on Site Plan Map

CITY, TOWN

Kansas City

VICINITY OF

#5 - Hon. Richard Bolling

STATE

Missouri 64110

CODE
29

COUNTY
Jackson

CODE
095

3 CLASSIFICATION

CATEGORY

☒ DISTRICT

☐ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☒ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

☐ YES: UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☐ COMMERCIAL

☒ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☒ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER:

4 OWNER OF PROPERTY

NAME

Multiple private and public

STREET & NUMBER

CITY, TOWN

Kansas City

VICINITY OF

STATE

Missouri 64110

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the Recorder of Deeds
Jackson County Courthouse, Kansas City Annex

STREET & NUMBER

12th and Oak streets

CITY, TOWN

Kansas City

STATE

Missouri 64106

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Missouri State Historical Survey

DATE

1975

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Department of Natural Resources

CITY, TOWN

Jefferson City

STATE

Missouri 65101

7 DESCRIPTION

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Rockhill Neighborhood is a residential area; no commercial or industrial uses are included in the district. The area represents the most intact portion of the old Rockhill district surviving from the period of its development by William Rockhill Nelson. Originally, the neighborhood encompassed many blocks surrounding the nominated district, but expansion of the University of Missouri-Kansas City campus, construction of the Nelson Art Gallery and Volker Park, and commercial intrusions on Troost Avenue have seriously altered the character of the surrounding neighborhood. The blocks placed in nomination to the National Register of Historic Places constitute the nucleus of the surviving Rockhill district.

In addition to the significant number of Nelson houses remaining in the Rockhill Neighborhood, the boulevards which Nelson inspired and promoted are also evident in the district. Rockhill Road, a divided, four-lane thoroughfare, which at one time provided a major access to the district, survives in a form reminiscent of Nelson's original plan. Although the roadway has received a more modern concrete surface, its width, contour, and plantings constructed according to Nelson's design have not been altered. Therefore, this nomination includes a portion of Rockhill Road from 47th Street to Pierce Street in order to emphasize that Nelson's conception of neighborhood planning transcended the architecture of the houses.

District houses characteristically are of two basic materials: frame with clapboard or shingle siding or rock. Limestone is also prolifically used to embellish the frame houses. At the time Nelson was developing his neighborhood, a limestone quarry was functioning near the southern perimeter of his holdings and undoubtedly was the source of much of the stone. All houses are situated on solid stone foundations, several feet thick, providing a substantial support for the dwellings. The availability of quarried stone also accounts for the numerous rock walls which occur throughout the district.

Dwellings in the Rockhill Neighborhood were planned to be of identical or similar fabrication and design within each block, but with each block of a different design. Significantly, houses on 47th Terrace and Harrison and Pierce streets occur only on one side of the street, allowing each residence an open view. Only on the major street of the district, 47th Street, are significant variations in house plan to be found; this is also the only street where dwellings occur on both sides of the road.

There are essentially five residential types in the Rockhill Neighborhood, each occurring in a different section of the district:

- 1) rock, single-family dwellings (south side of 47th Street between Holmes and Campbell streets)
- 2) rock and frame, single-family dwellings (Pierce Street)
- 3) frame, single-family dwellings (47th Terrace)

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- 4) large, frame dwellings (47th Street, south side between Locust Street and Rockhill Road and north side between Rockhill Road and Charlotte Street)
- 5) frame dwellings (east side of Harrison Street).

1) The two-story, rock homes on the south side of 47th Street occur essentially in two contiguous blocks. There are eight identical structures in this group: 703 to 815 47th Street. These dwellings are constructed of random, mortared rubblestone in a rectangular plan. Each house is situated about 100 feet from the sidewalk behind a rock wall with iron gate, dating from the time of construction. The main entrance in each dwelling is provided by a doorway at the east end of the main (north) facade. A stone portico with shingled, pedimented roof shelters this entranceway. Fenestration includes square-plan, eight-over-eight light, double-hung sash windows. A rock projection centered across the first story, main facade, provides additional living space on that level. A large rock chimney occurs at the north end of the west facade; a smaller utility chimney (rock) is appended to the center of the east wall. The shingled roof is of a low-pitched gable design.

2) The dwellings on Pierce Street include eight, rectangular-plan, two-story structures situated on the north side of the street (512 to 540 Pierce Street). These identical homes, the smallest in the district, are three bays wide and are of rock and frame construction. Random, mortared rubblestone and clapboard face the east and west and north and south facades respectively. A one-story, frame portico runs the width of the primary (south) facade and is supported by three limestone columns. Fenestration on the main facade includes eight-over-eight light, double-hung sash windows; the side facades are devoid of windows. The main entrance is provided by a doorway at the west end of the south facade. A single, stone chimney is attached to the west facade. A rock wall runs along the curb, the length of the street.

All residences are currently owned by the University of Missouri-Kansas City and are used as faculty housing and office space. The University is maintaining the houses in an admirable state of repair with respect for the original design.

3) The frame, single-family dwellings on 47th Terrace are relatively modest size structures, but are more architecturally refined than the previously mentioned groups. These houses are square-plan, two-story buildings situated on the north side of the street. There are four residences in this group. Each has a gambrel roof with two large pedimented dormers occurring at roof level on the front facade. The roof and dormers were originally finished in wooden shingles, although these have been replaced in many instances by asphalt shingles. The end (east and west) facades are of clapboard. Four, rectangular-plan, double-hung sash windows occur on each side elevation, two to each story. The main facade (first story) is recessed, and the overhanging second story is supported by three limestone columns. Fenestration on the first story of the main (south) facade includes a doorway and a window at the east and west ends respectively.

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Although some houses in this group have been subjected to later modifications, an especially intact structure remains at 612 47th Terrace. This residence is essentially unmodified from the time of Nelson's development of the Rockhill Neighborhood.

4) The houses on 47th Street and Rockhill Road (47th Terrace to 47th Street) include 13 residential buildings. They exhibit the greatest architectural diversity of the district. One dwelling, 515 47th Street (southeast corner of 47th and Locust streets), was built for Nelson's daughter, Laura Nelson Kirkwood, and family. This house, currently a University of Missouri-Kansas City administrative facility, is a large, three-story, square-plan, frame building sheathed in clapboard siding.

Another significant structure is the "Rockhill Clubhouse" located at 610 47th Street (northeast corner of 47th Street and Rockhill Road). This "clubhouse" is a two-story, rectangular-plan, frame building with an enclosed gallery across the entire second story of the primary (south) facade. The gallery is projected from the main facade; it is sheltered by the overhanging low-pitched gable roof and supported by four stone columns. Five pedimented dormers occur at regular intervals along the roof's southern slope.

The use of stone walls, a characteristic feature of the district, is again evident on 47th Street; partial stone facades and porch columns occur frequently.

A small, red brick, one-story cottage, located at the northwest corner of 47th Terrace and Rockhill Road, is believed to be the first dwelling constructed in the Rockhill Neighborhood and furnished quarters for Nelson's grounds-keeper. Built in 1904, this house was one of the several structures built to service the Nelson estate (located on the site of the Nelson Art Gallery). This caretaker's residence is of a design unusual to the district since it is of brick construction and a single story in height. The characteristic rock wall does, however, occur near the sidewalk.

5) The residences on the east side of Harrison Street, between 47th Street and Brush Creek Boulevard, are approximately a block removed from the contiguous portions of the district, which centers on Rockhill Road and 47th Street. The twelve, frame houses are two stories in height, have rectangular plans, and are covered by steeply pitched gable roofs. There are two basic plans which occur alternately in this group: one type utilizes an east-west oriented roof line, the other, a north-south roof. In addition, rock chimneys are located at the south end of the main (west) facade in the second dwelling plan. Both house types include an entrance porch positioned at the north end of the west facade. Characteristically, these porches are supported by columns of limestone. A rock wall runs along the entire length of the block.

CONDITION

The general appearance of the Rockhill Neighborhood indicates that the houses have

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been maintained in an excellent state of repair.

PRESENT STATUS

Expansion of the University of Missouri-Kansas City with the construction of a Music Conservatory and Performing Arts Center poses a threat to the homes on Pierce Street. To make way for this new building, all residences must be either demolished or re-located. Long-term dialogues between local tenants and owners of the district, historic preservation groups in Kansas City, and University officials are only now producing possible alternatives to demolition.

The current proposal would have the University retain three residences for its use and donate the remaining five to the Historic Kansas City Foundation with the guarantee that the Foundation would move all structures. Relocation sites being considered include the west side of Harrison Street in the block immediately north of 47th Street or several vacant lots along 47th Street. (All proposed new locations are within the district.) The Historic Kansas City Foundation is also studying the advantages of later selling the houses to sympathetic owners to generate funds for other preservation emergencies.

The final decision on the fate of the houses must be reached before August, 1975.

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | | |
|---|--|--|---|--|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input checked="" type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE | |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE | |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER | |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input checked="" type="checkbox"/> TRANSPORTATION | |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) | |
| | | <input type="checkbox"/> INVENTION | | | |

SPECIFIC DATES

1904-1910

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Rockhill Neighborhood is a residential district on the south side of Kansas City, Missouri. The district was built by William Rockhill Nelson, publisher of the Kansas City [Missouri] Star and Times between about 1904 and 1910.¹ Certain properties in the Rockhill area were built to be sold, but others, notably the smaller frame and rock structures, were retained in Nelson's ownership for lease, especially to his employees. Nelson was one of the most influential proponents of the famous park and boulevard system adopted by Kansas City in 1893, and the design for the Rockhill district was a physical expression of his concept of the "city beautiful." The design and contour of Rockhill Road running through the district, for example, is suggestive of Nelson's preference for thoroughfares which would correspond to natural topography and provide relief from the prevailing monotonous grid pattern. In addition, the architecture of the Rockhill Neighborhood and the repetition of house plans within each given block reflects Nelson's desire for order, symmetry, and harmony in city planning.

William Rockhill Nelson was born in Indiana in 1841 and was educated at Notre Dame College. Upon graduation, Nelson practiced law in several midwestern towns before becoming a building contractor in Indiana. By 1874 Nelson had built a flourishing business providing wooden paving blocks to various cities. In 1878 he became part owner of the Fort Wayne [Indiana] Sentinel, and in 1880 he moved, with his partner, to Kansas City to start a daily newspaper in the booming western town. Nelson's Kansas City [Missouri] Evening Star commenced publication in 1880 and within three years had attained a circulation of over 10,000. By 1901 Nelson had acquired the Times, a morning paper, and by 1911 the papers had a circulation of about 300,000 daily.²

Nelson's journalism is best remembered for its political "muckraking," especially against bossism and municipal corruption in Kansas City. Although Nelson crusaded primarily for reform in city government, the publisher was also very influential in unifying proponents of the city's park and boulevard system and in influencing investors to develop Kansas City real estate.³

Kansas City's newspapers began to lobby for park and boulevard improvement and the development of the south side during the early 1870's. Although Nelson was extremely influential in popularizing these ideas, real estate speculators had previously been investing in south side property and were demanding tasteful boulevards to be built in the area. Boulevards were considered essential to link the proposed system of municipal parks which were to be built in outlying districts in anticipation of later growth. Nelson joined in favoring parks, boulevards, and investment in south side property in a

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Star editorial on May 19, 1881. He attempted to demonstrate that the city must purchase parkland in peripheral districts before the property became too valuable. Kansas City in 1880 was still a frontier "boom-town," and Nelson's editorializing on parks, boulevards, and the "city beautiful" represented the beginnings of an awareness among Kansas Citians that their city was becoming a metropolis and must be planned for future growth. This realization eventually resulted in the formation of a city Board of Park Commissioners in 1893.⁴ Although Nelson was not a city planner, his plan for the Rockhill area is nevertheless an expression of his ideal concept of metropolitan growth, and, because Nelson's newspapers were so widely read, the plan affected subsequent residential development in Kansas City.

The Rockhill Neighborhood was developed on property Nelson acquired about 1890.⁵ The district surrounded his estate, Oak Hill, situated on a site now occupied by the Nelson Art Gallery. In September, 1904, the first of many "Nelson houses" was ready for occupancy.⁶ It is probable that Nelson designed the houses himself; his previous experience in residential contracting in Indiana suggests that he could have possessed sufficient skill to draw his own plans. (To date, however, no surviving house plans have been located.) Nelson, of course, realized that the Rockhill district would never become populated without boulevards to provide easy access to the downtown area. But more significantly, the publisher conceived of the Rockhill area as a laboratory in which he could demonstrate the practicality and feasibility of contoured boulevards and modest, but tasteful homes, as aspects of proper urban residential design. Between 1900 and 1901, Nelson built Rockhill Road at his own expense. This boulevard was a wide, divided artery with a treebelt between traffic lanes. A street car line, flanked by pedestrian sidewalks, was included in the center of the treebelt. A similar proposal was subsequently adopted for Kansas City's famous "Paseo," and possibly this later boulevard was influenced by Nelson's Rockhill Road. It is known that Nelson's plan for Rockhill inspired J.C. Nichols' "Country Club District" in the middle 1920's.

Certain larger houses in the Rockhill Neighborhood were built for speculation, but the majority of smaller dwellings were rental properties. It is believed that the larger homes, especially on the north side of 47th Street, were principally for resale, but the rock and frame structures on Harrison and Pierce streets, 47th Terrace, and on the south side of 47th Street were retained by Nelson as rentals. In a city growing as rapidly as Kansas City in 1900, it would have been very profitable for Nelson to have constructed substandard housing designed for immediate and transitory occupancy. Instead, Nelson ordered his rental homes built slowly and carefully, using quality lumber and limestone. He rejected the idea of a uniform house plan throughout the Rockhill area, discreetly varying the designs block by block. In a city where real estate values were at a premium, Nelson preferred to build only on one side of most streets to provide a certain amount of light and privacy for his tenants. In addition, he built low limestone walls around all dwellings. It may be inferred from Nelson's residential architecture and rejection of the gridded streets that he was attempting to express his vision of Kansas City as an urbane community.

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Nowhere did his acceptance of urban life and his belief in its perfectability show more clearly than in his hopes for a Kansas City composed of tree-lined streets flanked by rows of neat houses . . . and graceful parks and boulevards.⁷

William Rockhill Nelson died in 1914, and his widow, Ida H. Nelson, inherited the Star and Times, the Rockhill area rental properties, and several other real estate holdings. Upon the death of Mrs. Nelson in 1921, the estate became the property of Nelson's daughter, Laura Nelson Kirkwood. Her husband, Irwin Kirkwood, editor of the Star, controlled the estate in the name of his wife until her death in 1926. As stipulated by Nelson's will, the estate was then placed in trust, to be administered for the public benefit of Kansas City.⁸ The Star was ordered to be sold within two years after the probate of Nelson's will, and accordingly was auctioned in 1926 to a corporation headed by Irwin Kirkwood.⁹

Proceeds from the sale of the newspapers were to be used to construct the Nelson Art Gallery on the site of Oak Hill. Nelson's will did not demand the disposal of his real estate, but the Nelson Trust, administrators of the estate, began selling Rockhill Neighborhood homes almost immediately. Much property was held by the Trust as rentals until the 1950's, but today all houses and lots in the Rockhill area have passed from ownership by the Nelson Trust.

FOOTNOTES

1. Rockhill: William R. Nelson Estate (ca. 1915), passim.
2. William Rockhill Nelson: The Story of a Man, a Newspaper and a City (Cambridge: Riverside Press, 1915), passim.
3. William H. Wilson, The City Beautiful Movement in Kansas City (Columbia, Missouri: The University of Missouri Press, 1964), p. 11.
4. Parks and Boulevards Charter Amendment of Kansas City, Missouri (Kansas City, Missouri: Lawton and Burnap, 1893), passim; and Board of Park Commissioners of Kansas City, Park System of Kansas City (Kansas City, Missouri: n. pub., 1914), passim.
5. Wilson, pp. 18-19.
6. Kansas City [Missouri] Star, July 6, 1969, p. 1E.
7. Wilson, p. 20.

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8. The Last Wills of William Rockhill Nelson, Mrs. Ida H. Nelson, Mrs. Laura Nelson Kirkwood (Kansas City, Missouri: New England National Bank and Trust Company, 1926), pp. 4-7.
9. Kansas City [Missouri] Times, July 13, 1926, p. 1.

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in the "Missouri State Historic Preservation Plan." The Rockhill Neighborhood is, therefore, being nominated to the National Register of Historic Places as an example of the themes of "Architecture," "Technology," and "Urban Design."

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3. Donohue, James. Greater Kansas City Official Yearbook: 1904-1905. Kansas City, Missouri: n. pub., 1905.
4. Fowler, Henry C., and Henry C. Haskell, Jr. City of the Future: A Narrative History of Kansas City (1850-1950). Kansas City, Missouri: Frank Glenn, 1950.
5. Johnson, Icie F. William Rockhill Nelson and the Kansas City Star: Their Relation to the Development of the Beauty and Culture of Kansas City and the Middle West. Kansas City, Missouri: Burton Publishing Co., 1935.
6. Kansas City [Missouri] Journal-Post, June 27, 1926.
7. Kansas City [Missouri] Star, February 28, 1926.
8. _____, March 3, 1926.
9. _____, December 21, 1926.
10. _____, July 6, 1969.
11. _____, September 23, 1972.
12. Kansas City [Missouri] Times, July 13, 1926.
13. _____, January 18, 1949.
14. _____, June 10, 1972.
15. The Last Wills of William Rockhill Nelson, Mrs. Ida H. Nelson, Mrs. Laura Nelson Kirkwood. Kansas City, Missouri: New England Bank and Trust Company, 1926.
16. Nelson, William R., Trust. Minutes of the Board of Trustees. Vol. I. (In possession of the William R. Nelson Trust, 1114 Bryant Building, Kansas City, Missouri.)
17. Parks and Boulevards Charter Amendment of Kansas City, Missouri. Kansas City, Missouri: Lawton and Burnap, 1893.
18. Rockhill Subdivision Plat Book. (In possession of the William R. Nelson Trust, 1114 Bryant Building, Kansas City, Missouri.)

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19. Rockhill Subdivision Property Book. (In possession of the William R. Nelson Trust, 1114 Bryant Building, Kansas City, Missouri.)
20. Rockhill: William R. Nelson Estate. ca. 1915.
21. Studebaker Brothers Manufacturing Co. Drives In and About Kansas City. Kansas City, Missouri: n. pub., 1905.
22. Weirick, Ray F. "The Park and Boulevard System of Kansas City, Missouri," American City, Vol. III (1910), pp. 211-218.
23. Whitney, Carrie. Kansas City: Its History and Its People. Vol. III. Chicago: S.J. Clarke Publishing Co., 1908, pp. 275-276.
24. William Rockhill Nelson: The Story of a Man, a Newspaper, and a City. Cambridge: Riverside Press, 1915.
25. Wilson, William H. The City Beautiful Movement in Kansas City. Columbia, Missouri: The University of Missouri Press, 1964.

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property lines of houses located on the south side of 47th Street to the rear property lines of houses on the east side of Harrison Street forms the southern boundary. The eastern boundary coincides with the rear property lines of houses on the east side of Harrison Street between Brush Creek Boulevard and the point where it intersects the previously described southern boundary. The north boundary runs along Brush Creek Boulevard between the eastern boundary of the district and Harrison Street, thence southward along Harrison Street to a point where a line coinciding with the rear property lines of houses on the north side of 47th Street intersects Harrison Street, west along the rear property lines of houses on the north side of 47th Street between Harrison Street and Rockhill Road, southeast along Rockhill Road to 47th Street, and finally west along 47th Street to Locust Street (see Site Plan Map).

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2. Stephen J. Raiche, Research Associate
Department of Natural Resources, State Historical
Survey and Planning Office
P.O. Box 176
Jefferson City, Missouri 65101

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Board of Park Commissioners of Kansas City. Park System of Kansas City. Kansas City, Missouri: n. pub., 1915.
2. Brown, A. Theodore, and Charles N. Glabb. History of Urban America. New York: Macmillan Company, 1967, pp. 254-257.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 20.1771 acres

UTM REFERENCES

A 1,5 3,6,3 2,6,0 4,3 2,2 5,9,0

ZONE EASTING NORTHING

B 1,5 3,6,3 8,2,0 4,3 2,2 5,6,0

ZONE EASTING NORTHING

C 1,5 3,6,3 2,4,0 4,3 2,2 2,6,0

D 1,5 3,6,3 8,0,0 4,3 2,2 2,3,0

ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

The Rockhill Neighborhood in Kansas City, Missouri, is situated in the general vicinity of 47th Street, Troost Avenue, and Rockhill Road. It is bounded on the west by Locust Street between 47th and Pierce streets. A line running along Pierce Street from Locust Street to Rockhill Road, thence north along Rockhill Road to a point where the rear property lines of houses on the south side of 47th Street intersect Rockhill Road, and then eastward along the rear

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
|-------|------|--------|------|

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
|-------|------|--------|------|

11 FORM PREPARED BY

NAME / TITLE

1. Nancy B. Breme, Research Associate

ORGANIZATION

Department of Natural Resources, State
Historical Survey and Planning Office

DATE

May 5, 1975

STREET & NUMBER

P.O. Box 176

TELEPHONE

314-449-0725

CITY OR TOWN

Jefferson City

STATE

Missouri 65101

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

Director, Department of Natural Resources,
and State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

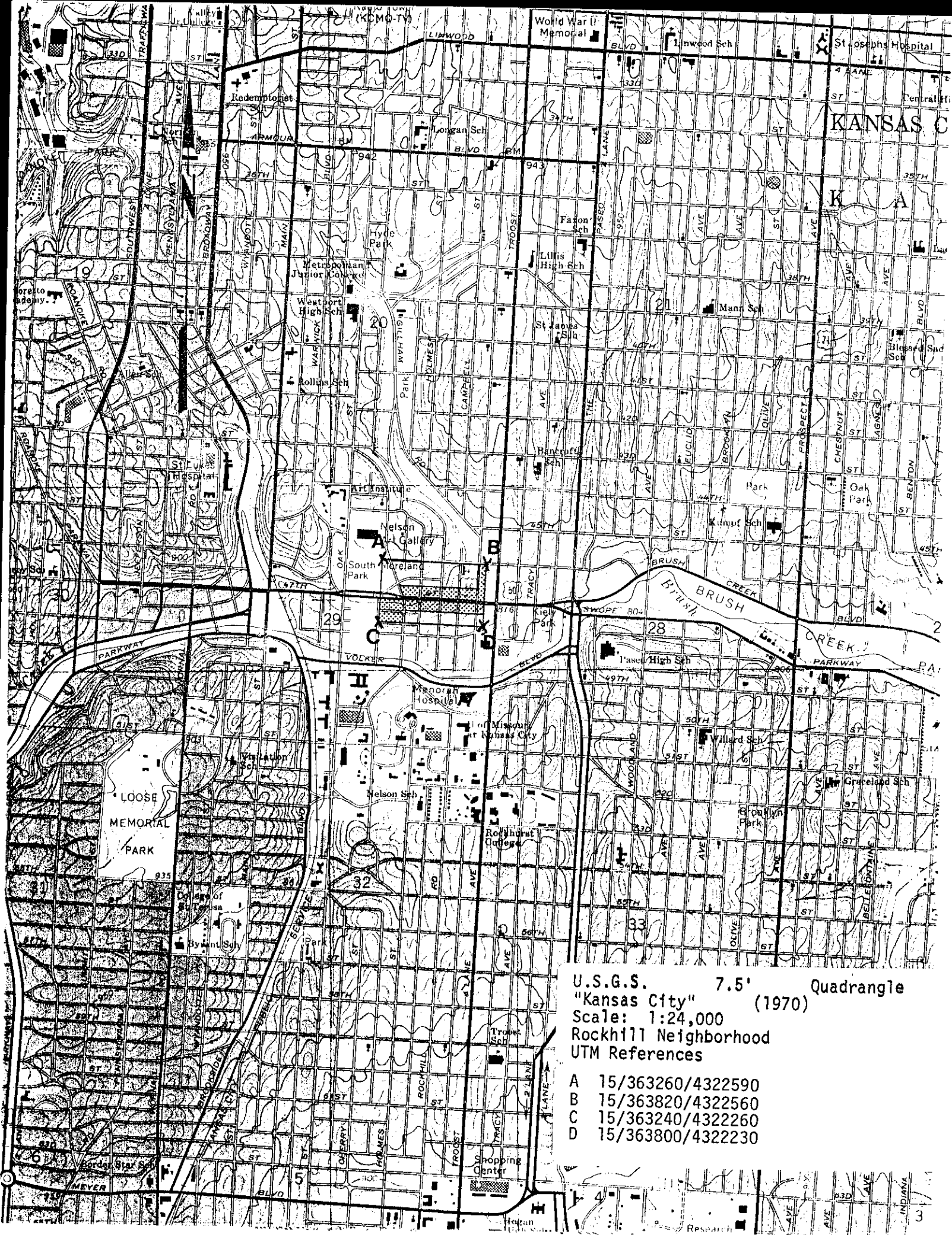
DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



U.S.G.S. 7.5' Quadrangle
"Kansas City" (1970)
Scale: 1:24,000
Rockhill Neighborhood
UTM References

- A 15/363260/4322590
- B 15/363820/4322560
- C 15/363240/4322260
- D 15/363800/4322230

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY MAP FORM

| |
|------------------|
| FOR NPS USE ONLY |
| RECEIVED |
| DATE ENTERED |

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC

Rockhill Neighborhood

AND/OR COMMON

Rockhill Neighborhood

2 LOCATION

CITY, TOWN

Kansas City

— VICINITY OF

COUNTY

Jackson

STATE Missouri

3 MAP REFERENCE

SOURCE

U.S.G.S. 7.5' Kansas City Quadrangle

SCALE

1:24,000

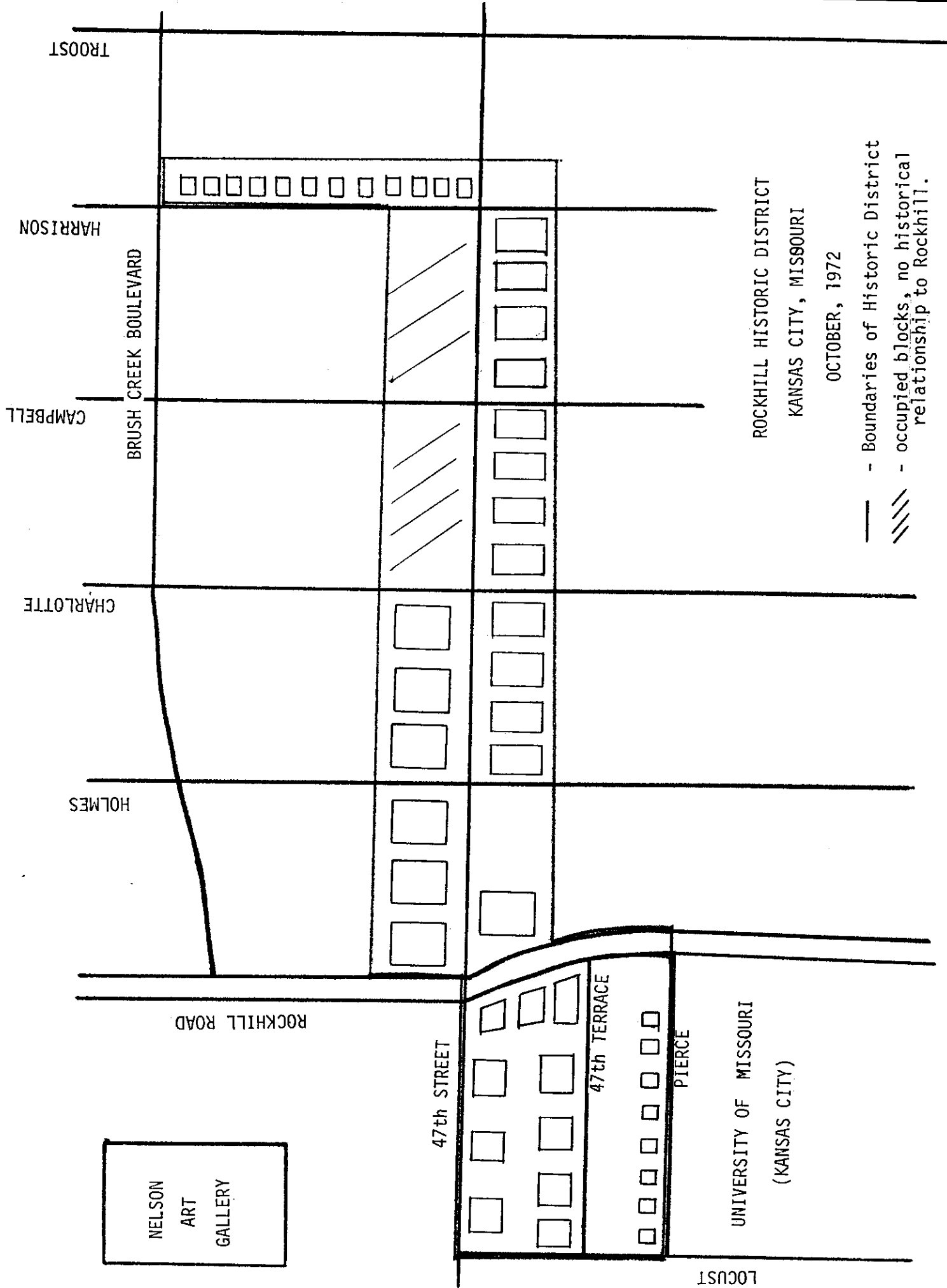
DATE

1970

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES



ROCKHILL HISTORIC DISTRICT

KANSAS CITY, MISSOURI

OCTOBER, 1972

- Boundaries of Historic District
- occupied blocks, no historical relationship to Rockhill.

NELSON
ART
GALLERY

47th STREET

47th TERRACE

PIERCE

UNIVERSITY OF MISSOURI
(KANSAS CITY)

LOCUST

ROCKHILL ROAD

HOLMES

CHARLOTTE

CAMPBELL

BRUSH CREEK BOULEVARD

HARRISON

TRIOST

ROCKHILL NEIGHBORHOOD

COUNTY:

Jackson

LOCATION:

Kansas City, Mo.

OWNER:

Multiple private and public (see Site File Copy)

ADDRESS:

See Site File Copy

DATE APPROVED BY A.C.:

12-09-72 (reaffirmed 04-02-75)

DATE SENT TO JEFF. CITY:

06-05-75

DATE SENT TO D.C.:

06-10-75

DATE OF REC. IN D.C.:

06-13-75

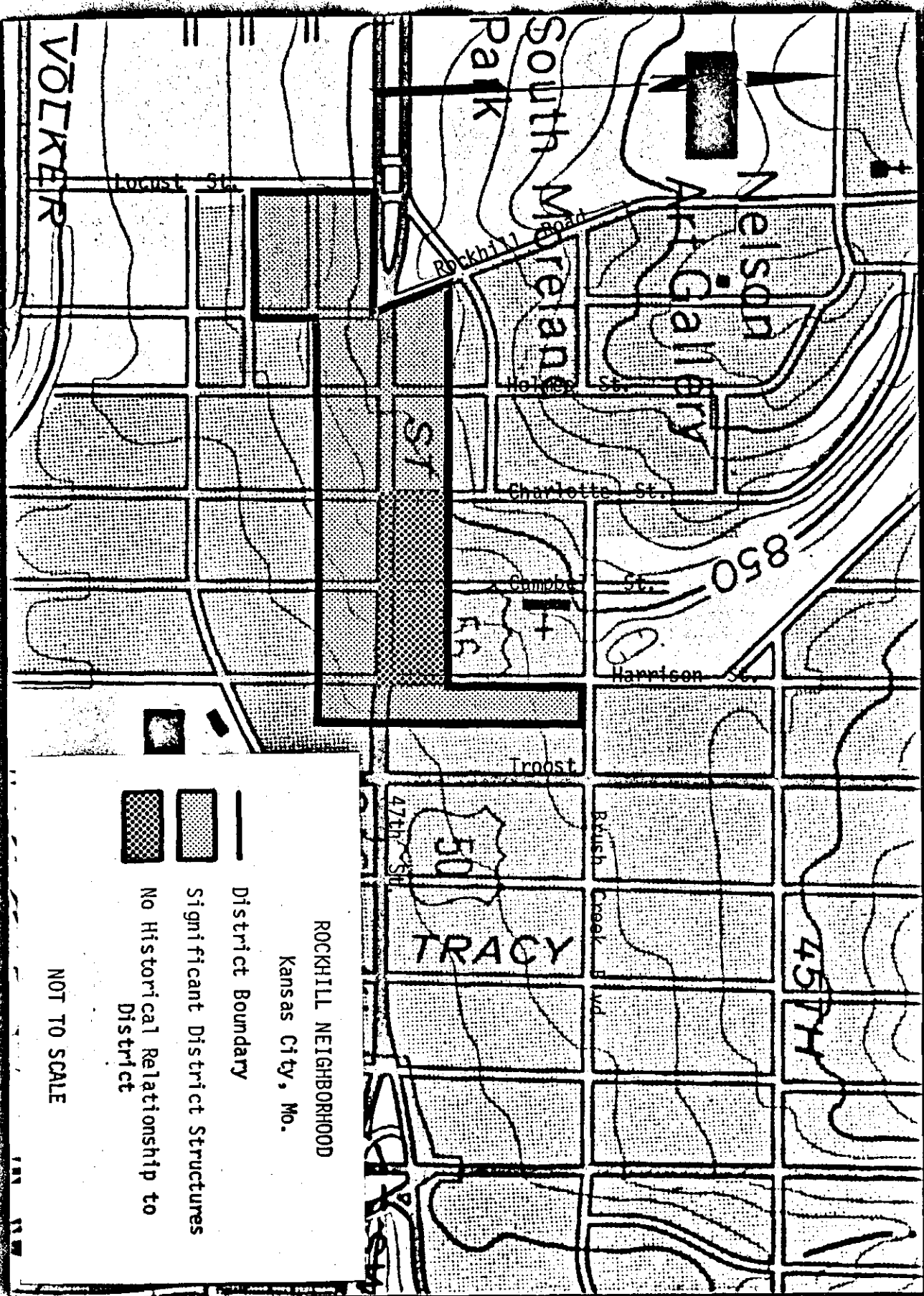
DATE PLACED ON NATIONAL REGISTER:

07-21-75

DATE AWARDED CERTIFICATE
(AND PRESENTOR):

DATE FILE REVIEWED:

The Rockhill Neighborhood is a residential district on the south side of Kansas City, Missouri. The district was built by William Rockhill Nelson, publisher of the Kansas City [Missouri] Star and Times between about 1904 and 1910. Certain properties in the Rockhill area were built to be sold, but others, notably the smaller frame and rock structures, were retained in Nelson's ownership for lease, especially to his employees. Nelson was one of the most influential proponents of the famous park and boulevard system adopted by Kansas City in 1893, and the design for the Rockhill district was a physical expression of his concept of the "city beautiful." The design and contour of Rockhill Road running through the district, for example, is suggestive of Nelson's preference for thoroughfares which would correspond to natural topography and provide relief from the prevailing monotonous grid pattern. In addition, the architecture of the Rockhill Neighborhood and the repetition of house plans within each given block reflects Nelson's desire for order, symmetry, and harmony in city planning.

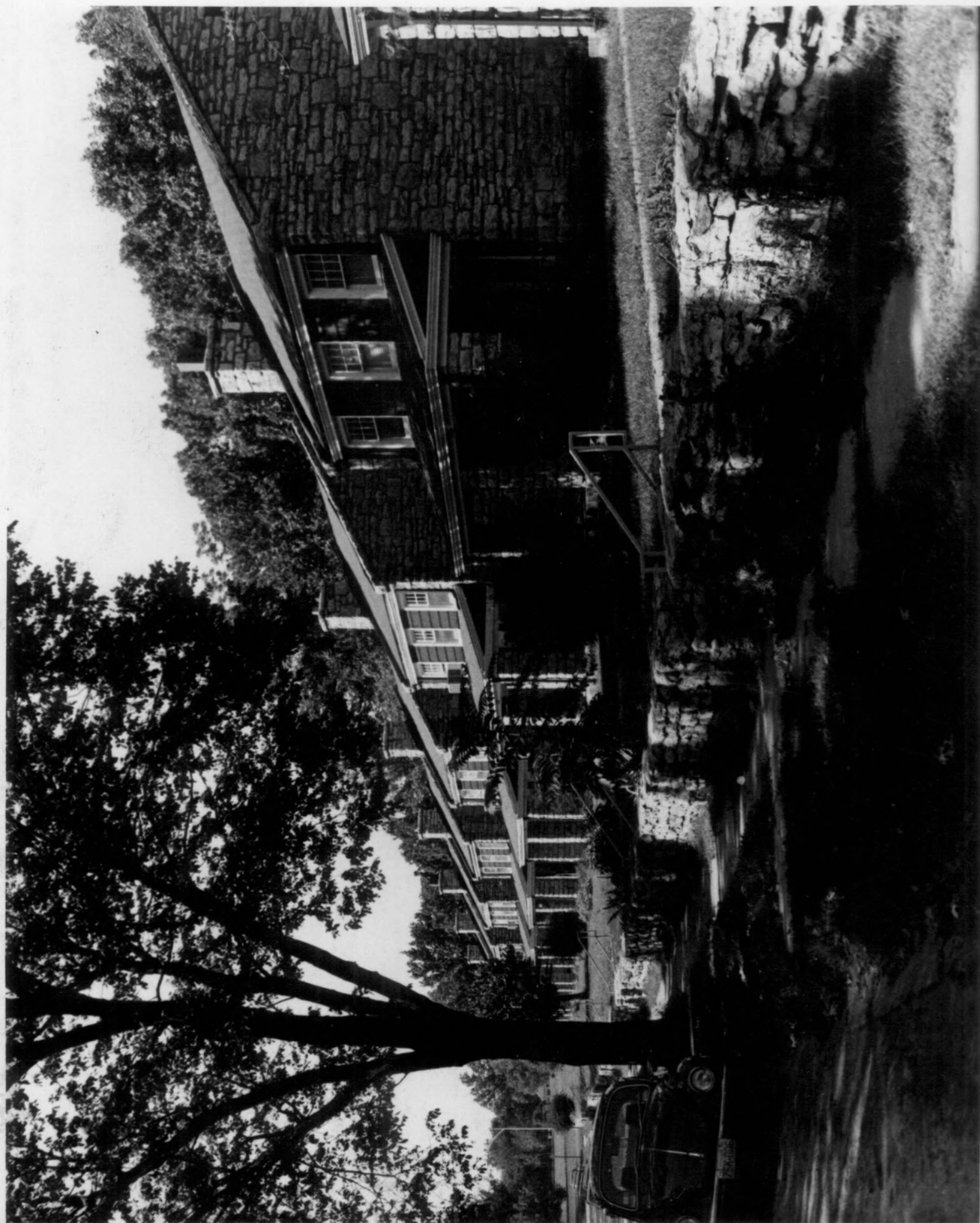


ROCKHILL NEIGHBORHOOD
Kansas City, Mo.

- District Boundary
- ▨ Significant District Structures
- ▩ No Historical Relationship to District

NOT TO SCALE

Rockhill Neighborhood
Kansas City, Jackson Co.



Name of Site: Rock Hill Neighborhood

Site Number: Kansas City, Jackson Co.

Photographer: SJ. RAICHE

Date of Photo: 9/72

View of Photo: _____

Neg. Size: _____

Rockhill Boulevard, looking north toward 47th Street. The width, plan, and curvature of the boulevard reflect Nelson's attitude toward urban planning and represents one of several Nelson inspired street plans in Kansas City.



Rockhill Neighborhood
Name of Site: Rockhill
Site Number: Kansas City, Jackson Co.
Photographer: SJ RAICHE
Date of Photo: 9/72
View of Photo: _____
Neg. Size: _____

600 47th Terrace: a single-family dwelling type which occurs on Rockhill, especially on 47th Terrace. South to north. Note use of characteristic dormers and rock porch supports.



Name of Site:

Site Number

photostatic:

Date of Photo: _____

View of Photo:

Net. Size

612 47th Street: a larger frame house, made available to Nelson's senior or higher-ranking employees.
South to North.



Kanté el Sile

Site Number

Photographer:

Date of Photo:

View of Photo:

Neg. Size

Neg. Size

Northside, 47th Terrace, view from Rockhill Road
(looking west).



ROCKHILL Neighborhood

Name of Site:

Kansas City, Jackson Co.

Site Number

51 RAICNE

Antiquarian:

9/72

Date of Photo:

View of Photo:

Neg. Size

610 47th Street: the clubhouse (now private residence)
for Rockhill residents. Note dormers and rock
porch supports, a characteristic of Nelson's
domestic designs.



Name of Site: ROCKHILL Neighborhood

Site Number

Kansas City, Jackson Co.

Photographer:

SJ RAICHE

Date of Photo:

9/73

View of Photo:

Neg. Size

803 47th Street: a rock single-family dwelling
indicative of a style used in Rockhill,
especially on the south side of 47th Street,
North to South _____.



